

# **CURRENT, PLANNED, AND PROPOSED DEVELOPMENT PROJECTS**

## **NORTH BEACH**

**January 2002**

### **PUBLIC INVESTMENT – OVER \$106 MILLION\***

#### **Facilities**

**Byron Carlyle Theater – Acquisition by CMB and adaptive reuse of a movie theatre into a Cultural Arts facility that will provide performance space, rehearsal studios, offices for cultural arts organizations and a sidewalk cafe**

- Location: Fronting 71<sup>st</sup> Street between Byron and Carlyle Avenues
- Cost: \$7,865,975
- Status: Partial renovation of portions of the building into office space completed

**Fire Station No. 4 - Historic renovation and rehabilitation of the firehouse, including new apparatus bays and living quarters.**

- Location: Indian Creek Drive and 69<sup>th</sup> Street
- Cost: \$2,475,524
- Status: Design in progress; construction estimated to begin in Spring 2003 and end in Spring 2004

**Normandy Shores Golf Course - Extensive redesign and renovation to offer quality course conditioning, an appealing layout and quality service for residents and visitors**

- Location: Normandy Shores
- Cost: \$5,696,619
- Status: Construction scheduled for 2003/2004

**Normandy Shores Golf Course Clubhouse and Community Center - Renovation of clubhouse and development of community center facilities for the neighborhood residents**

- Location: Normandy Shores
- Cost: \$1,633,344
- Status: Pre-planning phase

**North Beach Erosion Control Breakwater Project and Beach Renourishment - A joint emergency effort with USACE to develop and construct beach erosion control structures**

- Location: Beach between 63<sup>rd</sup> and 73<sup>rd</sup> Streets
- Cost: \$1,300,000
- Status: Design underway

**Waterways Channel Dredging, Seawall Rehabilitation Program and Drainage Outfalls Rehabilitation Program**

- Location: Throughout North Beach
- Cost: \$2,455,168
- Status: Construction scheduled for 2003 through 2005

## **Parks**

### **Altos del Mar Park - Conversion of eleven contiguous lots into a passive oceanfront park, renovation of historic structures, infrastructure**

- Location: East of Collins Avenue between 75<sup>th</sup> and 79<sup>th</sup> Streets
- Cost: \$2,900,000
- Status: Design contract pending approval of land transfers from State

### **Crespi Park - Renovation of the 2.02 acre park including new restroom facility; renovation of existing basketball court, gated entry with plaza, new tot lot and surfacing, signage, landscaping and irrigation, court and security lighting in Phase I; perimeter steel picket fencing in Phase II.**

- Location: Biscayne Point/Biscayne Beach neighborhood
- Cost: \$388,138
- Status: Phase I construction completed; Phase II construction in progress - scheduled for completion Spring 2002

### **Parkview Island Greenway - Construction of a “living seawall” along the eastern shore of the waterway using native coral rock, exotic plant removal, limited dredging of the waterway to improve water quality and drainage capacity, native landscape installations and creation of a shoreline bicycle/pedestrian trail interconnecting with North Shore Park, area schools, and the entrance to Biscayne Point, with future connections to the North Beach Recreational Corridor**

- Location: 72<sup>nd</sup> to 77<sup>th</sup> Streets
- Cost: \$585,000
- Status: Preliminary permitting and design underway

### **Fairway Park - Renovation of the 4.88 acre park including a new recreation building, new perimeter fencing, gated park entry and entry plaza, sports, field and security lighting, new tot lot equipment, furnishings and signage and landscaping and irrigation.**

- Location: Normandy Shores
- Cost: \$1,236,873
- Status: Bid phase

### **Normandy Isle Park and Pool - Renovation of the pool, pool deck, new recreation center, multi-purpose courts, security lighting, tot lot, landscaping and irrigation**

- Location: Normandy Isle
- Cost: \$2,788,865
- Status: Contractor's proposal being value engineered

### **North Beach Recreational Corridor - A continuous bicycle/pedestrian trail interconnecting the City's beaches, parks, commercial districts, residential**

**neighborhoods and other activity centers, including landscaping along the beach, to be constructed in multiple phases and improvements and renovations to Allison park and parking area to establish as gateway to the corridor**

- Location: From 64<sup>th</sup> to 87<sup>th</sup> Streets
- Cost: \$5,704,000
- Status: Construction programmed for 2002

**North Shore Open Space Park - Phase I: selective clearing of exotic vegetation, landscaping and irrigation; Phase II: new 15' wide pathway, lighting, landscaping and vita course replacement; Phase III: restroom renovation, shade pavilions renovation, entrance sign, and playground equipment; Phase IV: maintenance building and nature center**

- Location: East of Collins Avenue between 79<sup>th</sup> and 87<sup>th</sup> Streets
- Cost: \$2,425,000
- Status: Phase I construction scheduled for completion January 2002; Phase II construction estimated to begin Spring/Summer 2002; Phase III: design phase; Phase IV: pre-planning phase

**North Shore Park and Youth Center - New recreation center and gymnasium, tennis center, restrooms, ballfields, lighting, landscaping and irrigation, and an accessible playground**

- Location: Harding Avenue, 72<sup>nd</sup> Street, Dickens Avenue and 73<sup>rd</sup> Street
- Cost: \$7,284,967
- Status: Construction scheduled to begin Spring 2002

**Stillwater Park - Renovation of the 1.68 acre park including new recreation building, renovation of existing basketball court and fields, gated entry, new tot lot and surfacing, signage; landscaping and irrigation, court and security lighting in Phase I.; Perimeter steel picket fencing in Phase II.**

- Location: Stillwater Point
- Cost: \$497,402
- Status: Phase I construction completed; Phase II construction in progress - scheduled for completion Spring 2002

**Tatum Park - Renovation of the .78 acre park including new recreation building; basketball court renovations; new park entry; security lighting; signs; furnishings' landscape and irrigation in Phase I; new perimeter steel fencing in Phase II.**

- Location: North Shore
- Cost: \$429,421
- Status: Phase I construction completed; Phase II construction in progress - completion estimated for Spring 2002

## **Streetscapes**

**Biscayne Point Streetscape - Improvements, including, traffic calming, sidewalk improvements, street pavement, lighting, bike facilities, landscaping, irrigation, organized parking, and drainage improvements**

- Location: Biscayne Point, Biscayne Beach and Stillwater Drive
- Cost: \$4,382,821
- Status: Contract negotiation with Architectural/Engineering firm in process

**Indian Creek Median Landscaping - New curb, gutter, asphalt restoration, landscape and irrigation**

- Location: Indian Creek Drive median from Abbott to Byron Avenues.
- Cost: \$79,148
- Status: Completed

**Marseille Drive Streetscape - New roadway, drainage, curb and gutter, sidewalks, landscape, lighting, and water line replacement**

- Location: Marseille Drive from Bay Drive to Rue Notre Dame including Rue Versailles
- Cost: \$1,496,149
- Status: Design amended to add enhancements; City Commission assigned existing contract to new firm in January 2002; bid phase estimated in February 2002

**Normandy Isle/Normandy Sud Streetscape - Street improvements, including traffic calming, sidewalk improvements, street pavement, lighting, bike facilities, landscaping, irrigation, increased on-street parking concepts, and waterline and drainage upgrades**

- Location: Normandy Isle
- Cost: \$9,191,998
- Status: Planning underway

**Normandy Shores Streetscape - Street improvements, including landscaping, irrigation, traffic calming, sidewalks, lighting, street resurfacing, swale enhancement, parking layout, drainage improvements, and water line replacement**

- Location: Normandy Shores
- Cost: \$9,494,175
- Status: Planning underway

**North Shore Streetscape - Streetscape improvements including traffic calming, sidewalk improvements, street pavement, lighting, bike facilities, landscaping, irrigation, water and sewer upgrades, and enhanced on-street parking concepts**

- Location: Neighborhood bounded by 87<sup>th</sup> Terrace, Atlantic Ocean, 63<sup>rd</sup> Street and Indian Creek/Tatum Waterway
- Cost: \$7,727,630
- Status: Planning phase begins January 2002

**North Shore Commercial District Streetscape - Milling and new pavement, new sidewalks, curb and gutter, landscape and irrigation, and lighting**

- Location: Ocean Terrace, Collins Avenue from 59<sup>th</sup> to 76<sup>th</sup> Streets, 71<sup>st</sup> Street from Collins Avenue to Rue Notre Dame, and Normandy Drive from Bay Drive to Rue Notre Dame.
- Cost: \$16,515,111
- Status: Completed

## **Transportation**

### **A1A/Harding Avenue Safety Improvements - New curb & gutter, sidewalk repaving, re-striping, and elimination of one lane of parking, bumpouts at intersections**

- Location: Harding Avenue between 75<sup>th</sup> and 88<sup>th</sup> Streets
- Cost: Undetermined
- Status: Preliminary planning completed

### **A1A/Indian Creek Drive - Street resurfacing**

- Location: 67<sup>th</sup> Street (intersection of Harding Avenue and Indian Creek Road) to SR 907 Alton Road (63<sup>rd</sup> Street flyover area)
- Cost: \$874,000
- Status: Construction scheduled for 2003/2004

### **Normandy Drive/71<sup>st</sup> Street Corridor Enhancements (Livable Communities) - Landscaping and pedestrian amenities along the street, including continuation of existing streetscape west from Rue Notre Dame to City limit; conducted by FDOT's Livable Communities Planning Program**

- Location: Normandy Drive and 71st Street
- Cost: Undetermined
- Status: Planning underway

### **63rd Street Bridge and Flyover Replacement - Repair and rehabilitation of bridge movable span and flyover replacement with at-grade intersection alternative**

- Location: Indian Creek Drive at 63<sup>rd</sup> Street
- Cost: \$5,632,000
- Status: Construction scheduled for 2004/2005

## **PRIVATE INVESTMENT – OVER \$566 MILLION\***

### **The Carillon - Renovation of the existing 40 year old hotel and construction of a 26-story suites hotel and a 42 story condominium tower for a total of 500 hotel rooms, 232 condo units and 164 apartment/hotel units**

- Location: 6801 Collins Avenue
- Cost: \$120,000,000
- Developer: Transnational Properties, Inc.
- Status: Construction permit issued

### **Akoya - Construction of a 48 story, 461 unit condominium tower**

- Location: 6365 Collins Avenue
- Cost: \$115,000,000
- Developer: Meruelo Enterprises

- Status: Construction started

**Aqua on Allison Island - Construction of new 46 zero-lot line homes ranging in price from \$1 million to \$7 million and 105 condominium units in three mid-rise buildings ranging in price from \$400,000 to over \$3 million**

- Location: 250 63rd Street
- Cost: \$160,000,000
- Developer: 63rd Street Associates (Dacra)
- Status: Construction underway

**Bath Club - Restoration of the historic Bath Club and construction of a 118 unit, 21 story condominium and 6 oceanfront villas, for a total of 124 residential units, also gardens, restaurants, a clubhouse, and amenities for homeowners and club members**

- Location: 5937 Collins Avenue
- Cost: \$125,000,000
- Developer: Peebles Atlantic Development Corporation
- Status: Construction underway

**Church of Jesus Christ of Latter Day Saints - New construction**

- Location: 6950 Indian Creek Drive
- Cost: \$2,000,000
- Developer: The Church
- Status: Completed

**Bel-Aire Condominium - Construction of a new 176 unit 17 story condominium/hotel**

- Location: 6551 Collins Avenue
- Cost: N/A
- Developer: Atlantic Bel-Aire, LC
- Status: DRB approved (for a year extension 2/22/01)

**Rowe - Substantial renovation of existing motel**

- Location: 6600 Collins Avenue
- Cost: N/A
- Developer: N/A
- Status: Permits pending

**Casablanca Villas - Construction of a 6 story 43 unit condominium**

- Location: 6421 Indian Creek Drive
- Cost: N/A
- Developer: Casablanca Villas, LLC
- Status: DRB approved

**Ocean Blue - Construction of a new, 12 story condominium including 105 units ranging in price from \$140,000 for 700 sq. ft. 1 bedrooms to \$599,000 for 1,850 sq. ft. 3 bedrooms. Prices per square foot range between \$200 and \$354.**

**Amenities include swimming pool, spa, sundeck, and fitness facility, covered parking and a 24-hour attended lobby.**

- Location: 7600 Collins Ave.
- Cost: \$23,540,000
- Developer: Mashan Contractors, Inc.
- Status: Under construction; scheduled for completion December 2002

**Miami Suites - Renovation and alteration of an existing multi-family residential building and conversion to a hotel**

- Location: 6495 Indian Creek Drive
- Cost: N/A
- Developer: Dr. Pablo Umansky
- Status: DRB approved

**The Lofts of North Beach - Construction of a new 8 unit, 5 story condominium building with parking at ground level and 4 stories of residential units above**

- Location: 185 South Shore Drive
- Cost: N/A
- Developer: The Lofts of North Beach, Inc.
- Status: DRB approved

**Altos del Mar Apartments - Construction of a new 3 story 6 unit apartment building**

- Location: 8041 Harding Avenue
- Cost: N/A
- Developer: Naroca Partners 111, Ltd.
- Status: DRB approved

**7700 Collins - Construction of a 10 unit 5 story residential apartment building**

- Location: 7700 Collins Avenue
- Cost: \$500,000
- Developer: CR Alliance LLC
- Status: DRB approved

**Victoria Plaza - Renovation of an existing 14 story building into 238 condominium units**

- Location: 6917 Collins Avenue
- Cost: N/A
- Developer: N/A
- Status: Design and plans underway

**PUBLIC/PRIVATE PARTNERSHIPS - OVER \$33 MILLION\***

**72nd Street Site - A mixed-use project to serve as an economic development catalyst, and streetscape improvements on CMB owned land**

- Location: Fronting on Collins Avenue
- Cost: \$30,000,000 - CMB has applied for a \$4 million Section 108 loan and a \$1 million EDI grant for the streetscape improvements
- Developer: The Related Group
- Status: Concept plan to be determined

**North Beach Multi-Family Residential Rehabilitation - CMB provides matching grants for housing rehabilitation to assist low to moderate-income residents.**

- Location: Area-wide
- Cost: \$2,000,000
- Status: Planned and under construction

**North Beach Commercial Façade Program - Administered by the North Beach Development Corporation, it leverages Community Development Block Grant funds with private sector funds**

- Location: Area-wide
- Cost: \$1,000,000
- Status: Construction ongoing

**Proposed Residential Development - Quality two to three-story townhouses with parking, and redesign and realignment of Collins Avenue into a two-way boulevard including parking to serve North Shore Park, landscaping and sidewalks**

- Location: West side of Collins Avenue parking lots between 79<sup>th</sup> Street and 87<sup>th</sup> Terrace
- Cost: Unknown at this time
- Developer: To be selected through RFQ/RFP process
- Status: Pending further analysis and commission approval

**Shane Watersports Center - Expansion to provide meeting rooms, training facilities, boat storage, addition of a second story, and related site improvements**

- Location: Indian Creek Drive and 65<sup>th</sup> Street
- Cost: \$800,000
- Status: DRB approved, pending Planning Board and City Commission approval; construction scheduled 2002

\* All project costs and completion dates are estimates and subject to change

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